



## CITY OF GARDEN GROVE

---

HOUSING POLICY  
DEVELOPMENT, HCD

SEP 26 2007

September 24, 2007

Melinda Coy  
Housing and Community Development Representative  
Department of Housing and Community Development  
Division of Housing Policy Development  
1800 3<sup>rd</sup> Street, Room 430  
Sacramento, CA 95814

William J. Dalton  
Mayor

Mark Rosen  
Mayor Pro Tem

Dina Nguyen  
Council Member

Bruce A. Broadwater  
Council Member

Steven R. Jones  
Council Member

Dear Ms. Coy:

Enclosed is a copy of the City of Garden Grove's *Annual Report on the Status of the General Plan for July-December 2006*.

The report was presented to the City's Planning Commission during its September 20, 2007 meeting. The meeting's agenda is enclosed.

If you have questions regarding the *Annual Report on the Status of the General Plan*, please contact Grant Raupp, Administrative Analyst at (714) 741-5301 or via email at [grantr@ci.garden-grove.ca.us](mailto:grantr@ci.garden-grove.ca.us).

Sincerely,

Grant Raupp  
Administrative Analyst  
Community Development Department

Enclosure:

- (1) *Annual Report on the Status of the General Plan for July-December 2006*
- (2) Agenda – Garden Grove Planning Commission, September 20, 2007

**ANNUAL REPORT  
ON THE STATUS OF  
THE GENERAL PLAN  
FOR  
July-December 2006**



Prepared by the Garden Grove Community Development Department  
**August 2007**

**City of Garden Grove**  
**Annual Report on the Status of the General Plan**  
**for July-December 2006**

Table of Contents

- Introduction.....2
- Regional Housing Needs.....3
  - Objectives.....3
  - Status of Meeting Objectives.....4
    - New Residential Development.....4
    - Multiple-Family Focus Neighborhood Programs.....6
    - Single-Family Housing Programs.....6
- Major Land Use Actions.....7

## **City of Garden Grove Annual Report on the Status of the General Plan for July-December 2006**

### Introduction

Annually, the City of Garden Grove reviews the previous year's residential development activity and programs that work toward providing housing throughout the city.

During the last six months of 2006 (July 2006 through December 2006), the City was involved in a wide range of residential planning projects, as well as commercial and industrial development. The City prepares this report as a review of the activities undertaken to implement the General Plan. The report focuses on the months from July to December 2006; although, some of the information is reported from all of the Fiscal Year 2006-2007. Projects that were approved, ordinances that were adopted, and programs that were implemented during this time are included within the report.

Due to state requirements, in the future, this annual report will be compiled in April and cover the calendar year, instead of the City's fiscal year. The current "annual report" is compromised of the latter half of 2006 to cover the period between the last annual report, which covered FY 2005-2006, and the annual report that will cover the calendar year of 2007.

Currently, the City is in the process of updating its General Plan, which was last updated in 1995. The City held two public workshops in May and November of 2006 to receive comments and feedback from residents, business owners, and other interested individuals. More information about the General Plan Update is available at <http://www.gardengrovefuture.info>.

The City is also updating its Housing Element. As of the publishing of this report, the Regional Housing Needs Assessment numbers for the City for the 2006-2014 planning period, which will factor into the Housing Element update, had been reviewed by the City, adopted by the Regional Council of the Southern California Association of Governments, but had not been adopted by the California Housing and Community Development Department. The City is statutorily mandated to fully adopt the Housing Element Update by June 30, 2008.

Starting in July 2007, the City prepared a Development Project Update, which is available on the Planning Division's webpage at <http://www.ci.garden-grove.ca.us>. The report will be updated every quarter and includes all residential, commercial, and industrial projects that move through the Community Development Department.

## **REGIONAL HOUSING NEEDS**

State law requires that the annual report provide a status of the City's progress in meeting its share of regional housing needs. The following objectives are from the Housing Element of the Garden Grove General Plan.

Garden Grove is in process of adopting its updated Regional Housing Needs Assessment (RHNA). The Final RHNA Allocation Plan was transmitted to the State Department of Housing and Community Development (HCD) by the Southern California Association of Governments (SCAG). As of the compiling of this report, the RHNA numbers had yet been adopted by HCD, which has until September 11, 2007 to adopt the numbers. The City will be allowed to "take credit" for actual construction activities during the three-year gap period (2005-2008) and apply these credits to the 2008-2014 RHNA planning period.

Local jurisdictions within the SCAG region are statutorily bound to a June 30, 2008 deadline for submittal of revised and adopted General Plan Housing Elements to HCD.

### **Objectives**

The City's quantified objectives for new construction and housing rehabilitation, conservation, and preservation are stated in this sub-section. The quantified objectives below are for the five-year period from 2000 to 2005.

#### **New Construction:**

- Construction of 755 new affordable housing units for all segments of the population.
- Assistance to 100 low-, moderate-, and middle-income families through the First-Time Homebuyer Program.

#### **Housing Rehabilitation:**

- Rehabilitation of 200 rental units in multi-family neighborhoods.
- Rehabilitation of 100 owner units in single-family neighborhoods.

#### **Housing Conservation:**

- Rental assistance to 8,750 extremely low and very low-income families, seniors, and disabled persons (1,750 per year).

#### **Housing Preservation:**

- Preserve the continued affordability of all existing and future housing assistance by City, State, and Federal resources.

GARDEN GROVE ANNUAL REPORT ON THE STATUS  
OF THE GENERAL PLAN FOR JULY-DECEMBER 2006

**TABLE 1: QUANTIFIED OBJECTIVES BY INCOME GROUP**

Objective	Very Low	Low	Moderate	Above Moderate	Total for 2000-2005	Total as of January 2006
New Construction	300	173	282	480	755	<b>900</b>
First-Time Homebuyer	25	25	50	-	100	<b>20</b>
Rental Rehab	75	75	50	-	200	<b>249</b>
Owner Rehab	25	25	50	-	100	<b>109</b>

Source: General Plan Housing Element and Neighborhood Improvement Division

**Status of Meeting Objectives**

With regard to new construction, housing rehabilitation, housing conservation, and housing preservation, the City has been actively involved in the following projects and programs:

During the June-December 2006 period, the Building Services Division issued 23 residential single-family (See Table 2).

**TABLE 2: SUMMARY OF BUILDING PERMITS, WITH UNITS, ISSUED FOR SINGLE-FAMILY AND MULTIPLE-FAMILY DWELLINGS DURING THE PERIOD FROM JULY-JANUARY 2006 BY MONTH**

	SINGLE FAMILY PERMITS ISSUED	SINGLE FAMILY UNITS PERMITTED	MULTI-FAMILY PERMITS ISSUED	MULTI-FAMILY UNITS PERMITTED
July 2006	3	3	0	0
Aug. 2006	1	1	0	0
Sept. 2006	3	3	0	0
Oct. 2006	16	16	0	0
Nov. 2006	0	0	0	0
Dec. 2006	0	0	0	0
<b>TOTAL</b>	<b>23</b>	<b>23</b>	<b>0</b>	<b>0</b>

Source: Garden Grove Building Services Division

**A. New Residential Development**

The statistics in Table 2 illustrate the quantitative workload of the City has seen throughout the end of 2006. The following is a qualitative description of many of the major projects that the City worked on this past fiscal year. Because of the nature of many of these projects, they have been multiple-year efforts and may have been described in past annual reports.

GARDEN GROVE ANNUAL REPORT ON THE STATUS  
OF THE GENERAL PLAN FOR JULY-DECEMBER 2006

1. Galleria

The Galleria is an eight-story, mixed-use building on 6.10 acres located on the south side of Garden Grove Boulevard, west of Brookhurst Street. The project consists of a single, vertical mixed-use building, which will include 66 condominium units and approximately 126,510 square feet of commercial space. It is currently in under construction.

2. Lotus Walk

Lotus Walk is a 159-unit condominium development on a 3.8-acre site located at Palm Street and Harbor Boulevard. The development will consist of six buildings, and is currently under its first phase of construction.



3. 8252-8302 Garden Grove Boulevard

This is a 47-unit attached, three-story town-home development on 2.23 acres of land. Each town home will be three bedrooms and range from 1,703 to 1,873 square feet. The project is currently under construction.

4. Senior Housing at 12721-12811 Garden Grove Boulevard

A senior apartment development consisting of three buildings with 258 total units. Two of the project's buildings have completed construction, and the third is under construction.





GARDEN GROVE ANNUAL REPORT ON THE STATUS  
OF THE GENERAL PLAN FOR JULY-DECEMBER 2006

5. Chapman Commons

Located on Chapman Avenue near Harbor Boulevard, Chapman Commons includes 220 condominiums. The project is currently under construction.



B. Multiple-Family Focus Neighborhood Programs

1. Section 8

The City, operating with grants from the Housing and Urban Development Department, assisted 2,337 low-income households through Section 8 rental vouchers. This surpasses our stated goal of assisting 1,750 persons per year

2. Tamerlane Neighborhood

For renters, the City spent \$2,038,598, during FY 2006-2007 in HOME and CDBG assistance to acquire three apartment buildings in the Tamerlane Neighborhood creating 12 HOME restricted units in the area. The City provided \$1,344,494 in HOME assistance to acquire eight units in the Tamerlane Neighborhood, all of which are affordable HOME units. The City also made available \$694,104 in CDBG assistance to acquire four units, all of which are affordable units.

This brings the total number of rental units in the City to 1,260 with affordability covenants of at least 15 and up to 55 years duration which are currently in effect for households at 80 percent AMI or less. These covenants may have been established through CDBG, HOME, or redevelopment policies or funding assistance.

C. Single-Family Housing Programs

1. First-Time Homebuyer Program

The City offers a First-Time Homebuyer Assistance Program funded with American Dream Downpayment Initiative (ADDI) grants from the Housing and Urban Development (HUD) Department to qualified first-time homebuyers who wish to purchase their first home in Garden Grove. The Program offers a deferred payment shared appreciation second trust deed loan of up to \$10,000 or 6 percent of purchase price, which must be repaid when the property is sold. The City



GARDEN GROVE ANNUAL REPORT ON THE STATUS  
OF THE GENERAL PLAN FOR JULY-DECEMBER 2006

worked with HUD to increase the maximum purchase price for a single-family detached home to \$546,250. This increase from the previous level of \$362,790 better reflects the price of housing in Garden Grove.

There was one new first-time homebuyer loan for \$20,520 granted by the City for FY 2006-2007. The current housing market makes it difficult to find available candidates with the appropriate income, credit history, and savings to qualify for the Program. However, with several apartment buildings converting to condominiums and the increase in the maximum purchase price for a single-family detached home, city staff is actively working to qualify first-time homebuyers.

2. Moderate-Income Homeowners (household income 60-80 percent of AMI)

For homeowners in the moderate-income category, during FY 2006-2007, the City completed no single-family home improvement loans, five mobile home improvement grants for a total of \$13,813, and eight senior home improvement grants for a total of \$32,112, which were CDBG and Set Aside funded.

For renters, the City spent \$2,038,598, during FY 2006-2007 in HOME and CDBG assistance to acquire three apartment buildings in the Tamerlane Neighborhood creating 12 HOME restricted units in the area. This brings the total number of rental units in the City to 1,260 with affordability covenants of at least 15 and up to 55 years duration which are currently in effect for households at 80 percent AMI or less. These covenants may have been established through CDBG, HOME, or redevelopment policies or funding assistance.

**MAJOR LAND USE ACTIONS**

Table 3 lists out the major land use actions carried out by the City in FY 2006-2007. The list includes municipal code amendments, planned unit developments, and site plans that were approved by the City.

GARDEN GROVE ANNUAL REPORT ON THE STATUS  
OF THE GENERAL PLAN FOR JULY-DECEMBER 2006

**TABLE 3: MAJOR LAND USE ACTIONS – FY 2006/2007**

<b>PUD-114-06 SP-404-06 (Sheldon Group)</b>	Five-story, multiple-use development on 1.7 acres with 88 residential units and 12 live/work units on a lot bounded by Garden Grove Boulevard, Grove Avenue, Acacia Parkway, and an alleyway between Main Street and Grove Avenue.
<b>PUD-115-06 SP-406-06</b>	Twelve, two-story single-family homes on 1.6 acres located at Trask Avenue and Newhope Street.
<b>PUD-116-06 (Western Pacific Housing)</b>	144-unit condominiums on a 6.82-acre lot located at the end of the Cynthia Circle cul-de-sac on the east side of Euclid Street.

Source: Garden Grove Planning Division

A G E N D A  
GARDEN GROVE PLANNING COMMISSION  
REGULAR MEETING

SEPTEMBER 20, 2007

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE

REGULAR SESSION - 7:00 P.M. COUNCIL CHAMBER

ROLL CALL: CHAIR CHI, VICE CHAIR PIERCE  
COMMISSIONERS BANKSON, BEARD, BRIETIGAM, NGUYEN, PAK

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

- A. ORAL COMMUNICATIONS - PUBLIC
- B. APPROVAL OF MINUTES: September 6, 2007
- C. CONTINUED PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)
  - C.1. SITE PLAN NO. SP-429-07  
VARIANCE NO. V-163-07

APPLICANT: JESSICA MYERS

LOCATION: SOUTHWEST CORNER OF GARDEN GROVE  
BOULEVARD AND EUCLID STREET AT 11162  
GARDEN GROVE BOULEVARD

REQUEST: To construct an approximately 3,812 square foot multi-tenant commercial building on an approximately 18,263 square foot vacant lot, with associated parking and landscape improvements, in conjunction with Variance requests for reduced building setbacks and to develop a lot that does not meet the minimum lot size and street frontage

requirements. The site is in the CCSP-CC44 (Community Center Specific Plan-Community Center 44) zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-429-07 and Variance No. V-163-07, subject to the recommended conditions of approval.

- D. PUBLIC HEARINGS (Authorization for the Chair to execute Resolution shall be included in the motion.)

- D.1. SITE PLAN NO. SP-430-07  
CONDITIONAL USE PERMIT NO. CUP-216-07

APPLICANT: BYRON DAVIS

LOCATION: SOUTHWEST CORNER OF CHAPMAN AVENUE AND HARBOR BOULEVARD

REQUEST: To construct and establish an approximately 6,500 square foot full-service restaurant (Oggi's Pizza and Brewing Co.) with an Alcoholic Beverage Control Type "47" (On-Sale General – Eating Place) License on a previously approved building pad located within an integrated hotel and restaurant site. The site is in the Planned Unit Development No. PUD-122-98 zone.

STAFF RECOMMENDATION: Approval of Site Plan No. SP-430-07 and Conditional Use Permit No. CUP-216-07, subject to the recommended conditions of approval.

- E. MATTERS FROM COMMISSIONERS

- F. MATTERS FROM STAFF

Annual Report on the Status of the General Plan for July through December 2006. State law, Government Code Section 65400, requires that the annual report provide a status of the City's progress in meeting its share of regional housing needs.

- G. ADJOURNMENT